

Potomac Yard Design Advisory Committee

Member Orientation

October 2019



Membership

- 11 Council-appointed seats
- Seats include representation from:
 - Potomac East area (2)
 - National Park Service (1)
 - Potomac West area (2)
 - Potomac Yard area (2)
 - Civic Association within Potomac Yard area (1)
 - Business Community (1)
 - Professionals skilled in landscape architecture, architecture, or urban design (2)
- 3 seats currently open:
 - Potomac Yard Area
 - Business Community
 - Potomac East
- REMINDER : PYDAC is a public body and therefore subject to Virginia Sunshine Laws.

Purpose and Mission

- PYDAC membership, purpose and mission are established by Section 5-610 of the Zoning Ordinance:
 - Review development applications in CDD 10 (South Potomac Yard) and CDD 19 (North Potomac Yard) for consistency with urban design guidelines or design standards, therein.
 - Provide recommendations on development applications to the Planning Commission and City Council, through the Director of Planning & Zoning.
- Items not considered under PYDAC's purview, include but are not limited to:
 - Affordable Housing
 - Traffic/parking permits
 - Land use

(Other venues exist for review of these topics)

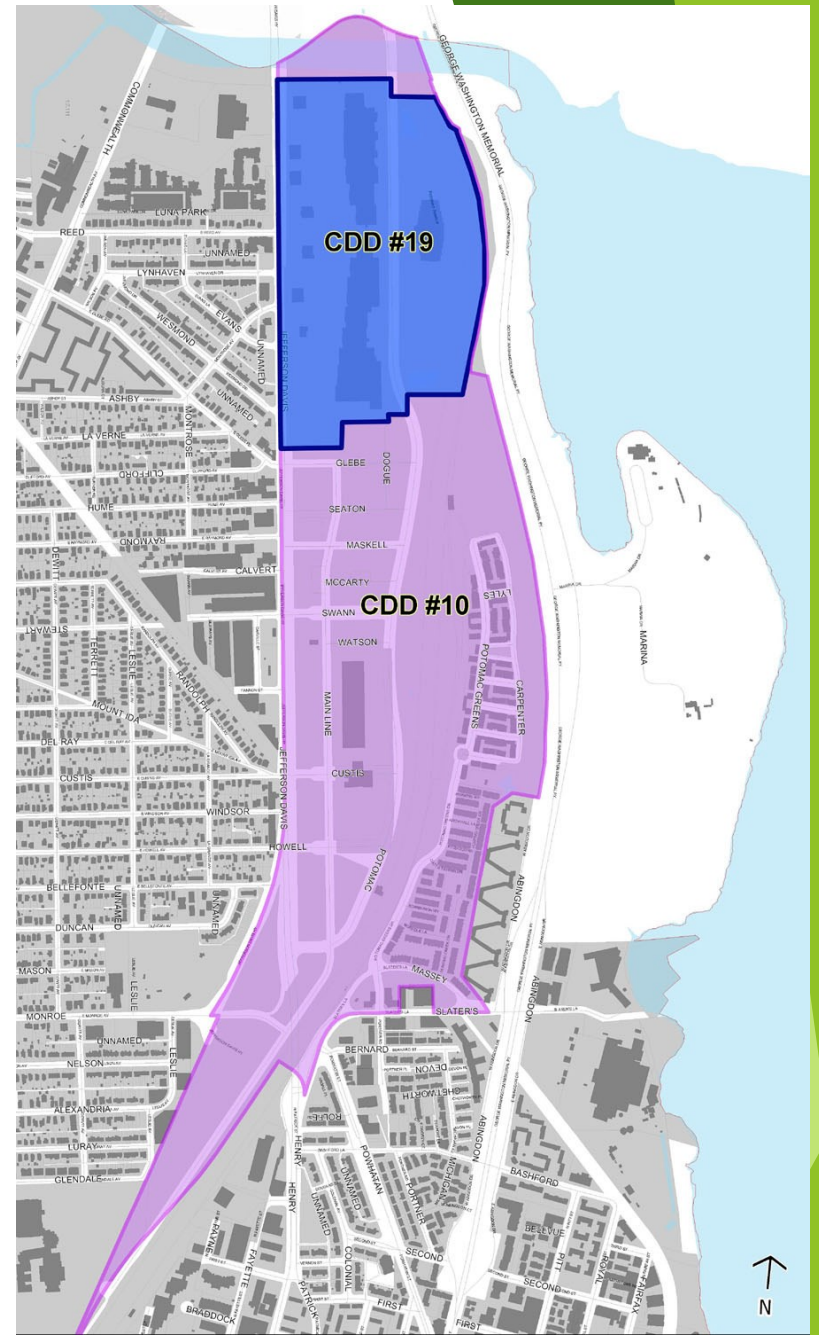
Area Overview

CDD #19 (North Potomac Yard)

- ▶ 1,100 Residential Units
- ▶ 1,930,000 sf Office
- ▶ Mix of 3,395,000 sf (or 3,395 units)
Office or Residential Units
- ▶ 930,000 sf Retail
- ▶ 170,000 sf Hotel

CDD #10 (South Potomac Yard)

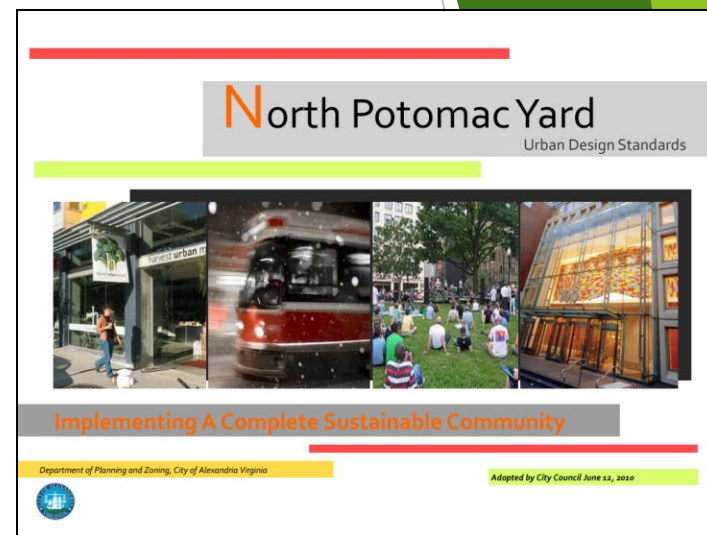
- ▶ 2,239 Residential Units
- ▶ 1,747,346 sf Office
- ▶ 163,817 sf Retail
- ▶ 170 Hotel Rooms



Guiding Documents

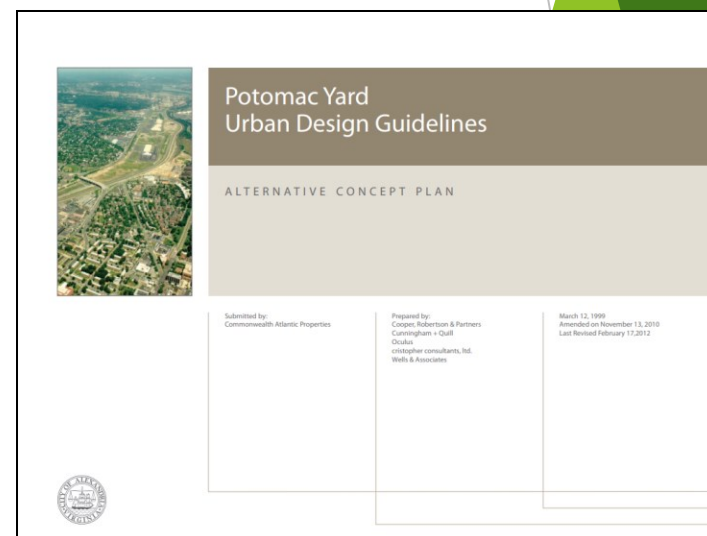
North Potomac Yard

- North Potomac Yard Small Area Plan
- Coordinated Development District Zoning (CDD#19)
- CDD Concept Plan
- **North Potomac Yard Urban Design Standards**
- Transportation Management Plan



South Potomac Yard

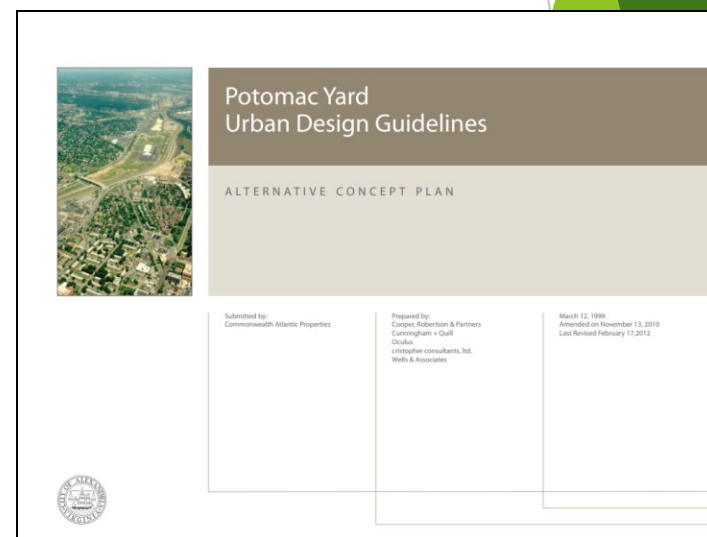
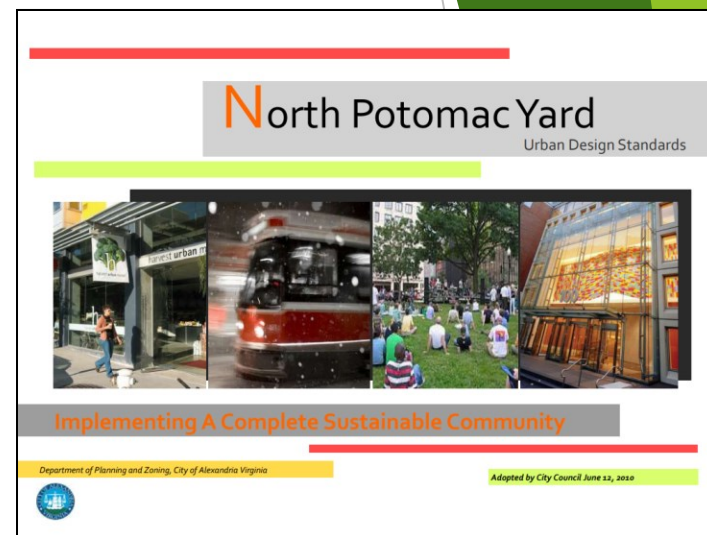
- Potomac Yard/Potomac Greens Small Area Plan
- Coordinated Development District Zoning (CDD#10)
- CDD Concept Plan
- **Potomac Yard Urban Design Guidelines**
- Transportation Management Plan



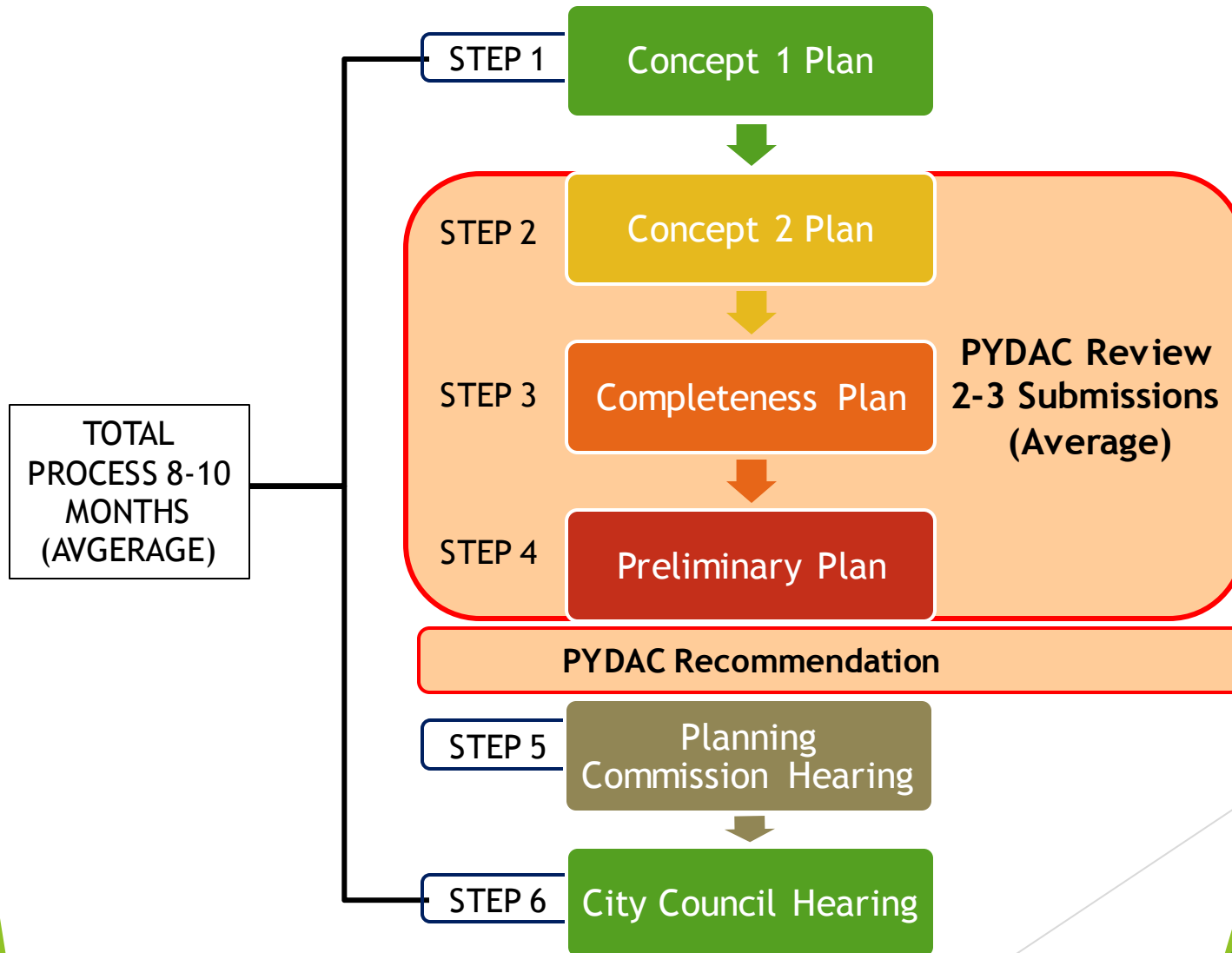
Design Guidelines and Standards

Typically cover items such as:

- Building form, massing, size
- Building materials
- Building height
- Roofline variation, step-backs
- Building façade depths
- Building setbacks and streetscape character
- Building streetwall
- Screening parking
- Open space/site design



PYDAC & the Development Review Process



UP NEXT: VIRGINIA TECH INNOVATION CAMPUS



NPY Phase 1 - East of Potomac Avenue

Phase 1



Figure 9.4: Phase 1 Existing Site Conditions

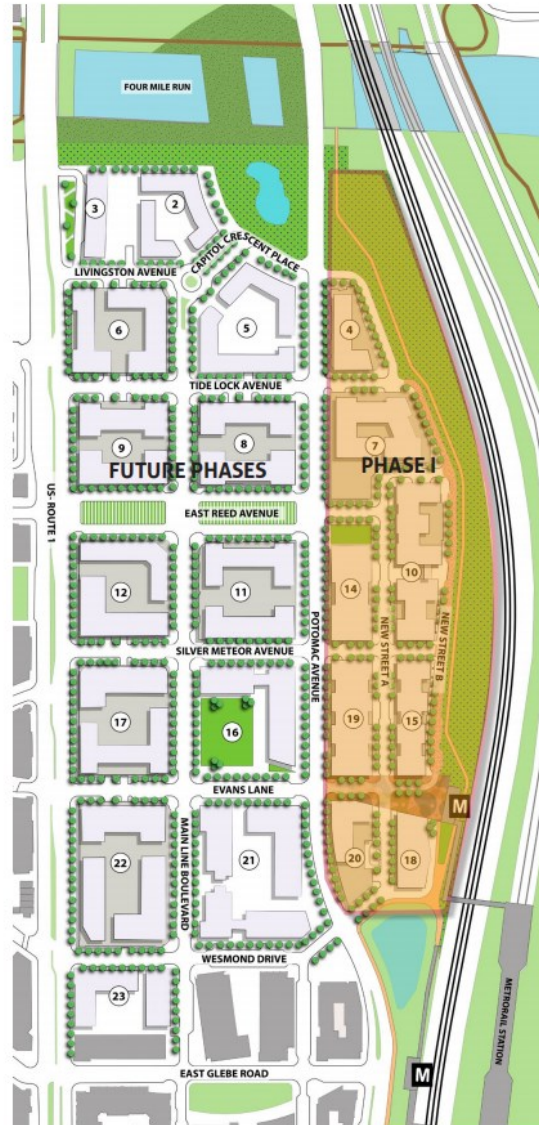


Figure 9.5: Phase 1 Illustrative Plan



NPY Guiding Documents

- **North Potomac Yard Urban Design Guidelines and Standards** – Adopted 2010; Currently requires update for consistency with 2017 SAP
 - *New approach for Phase 1 – Design Excellence Standards for the Urban Campus Overlay*
- North Potomac Yard Small Area Plan (SAP) – Updated 2017
- Coordinated Development District Zoning (CDD#19) – Adopted 2010; requires update for consistency with 2017 SAP
- CDD Concept Plan – Adopted 2010; Currently out of date and requires update for consistency with 2017 SAP

Additional amendments specific to the “Innovation District” are anticipated



NPY Phase 1 - “Urban Campus Overlay”

- Staff working with the applicant to create a set of standards specific to in Phase 1 (“Urban Campus Overlay”)
- Standards to include new “Design Excellence Standards” that PYDAC will use to evaluate the proposed Phase 1 development
- The original NPY Urban Design Guidelines and Standards will not apply to the Phase 1 overlay and will be updated with future phases

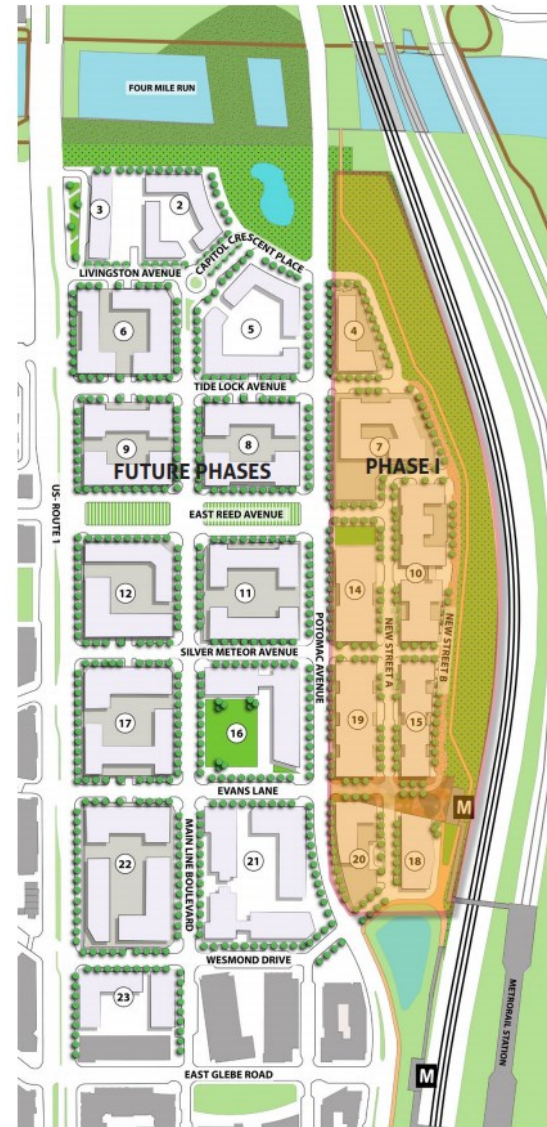


Figure 9.5: Phase 1 Illustrative Plan

Meeting Logistics

The committee shall establish a regular schedule which provides for meetings at least once per calendar quarter. Additional meetings may be scheduled by the chair of the committee, in consultation with the director. (Section 5-610(E))

Future Meetings	Frequency	Meeting Dates	Meeting Time	Meeting Location
	Every-other Month	Typically 3 rd Wednesday of the Month	7pm-9pm	City Hall
	November	20		
	January	15		
	<i>March</i>	<i>4</i>		
	March	18		
	<i>May</i>	<i>6</i>		
	May	20		
	June - September	TBD		

Next Steps

- **November 1:** Anticipated applications submitted
- **November 12:** Planning Commission/City Council Work Session
- **November 14:** Community Meeting #1 – 7pm @ NIB (2nd Floor)
- **November 20:** NPY PYDAC Meeting #1
 - Introduction by Applicant
 - Room 2000, City Hall

QUESTIONS?





Meeting Logistics - Past

The committee shall establish a regular schedule which provides for meetings at least once per calendar quarter. Additional meetings may be scheduled by the chair of the committee, in consultation with the director. (Section 5-610(E))

Past Meetings	Frequency	Meeting Dates	Meeting Time	Meeting Location
	As-needed	3 rd Wednesday of the Month	7pm	Potomac Yard Fire Station